

PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

WE, Frank C. & E. K. Schroeder, legal owners of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section 400.1 To permit an accessory structure (swimming pool) to be located in the front yard instead of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

- 1) Septic and well exist in rear yard of house. Placement of swimming pool in that area would require re-location of septic and well.
- 2) Topo unsuitable for construction of inground concrete swimming pool in the rear of house per code.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

Contract purchaser: Frank C. Schroeder
Legal Owner: E. K. Schroeder
Address: 2000 Wilton Wood Rd., Stevenson, Md. 21153
Petitioner's Attorney: [Signature]
Protestant's Attorney: [Signature]

ORDERED By The Zoning Commissioner of Baltimore County, this 18th day of December, 1979, that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 14th day of February, 1980 at 9:30 o'clock A.M.

(over)

RE: PETITION FOR VARIANCE
E/S of Wilton Wood Rd., 1056'
E of Stevenson Rd., 3rd District
FRANK C. SCHROEDER, et ux,
Petitioners

BEFORE THE ZONING COMMISSIONER
OF BALTIMORE COUNTY
Case No. 80-152-A

ORDER TO ENTER APPEARANCE

Mr. Commissioner:

Pursuant to the authority contained in Section 524.1 of the Baltimore County Charter, I hereby enter my appearance in this proceeding. You are requested to notify me of any hearing date or dates which may be now or hereafter designated therefore, and of the passage of any preliminary or final Order in connection therewith.

Peter Max Zimmerman
Deputy People's Counsel

John W. Hession, III
People's Counsel for Baltimore County
County Office Building
Towson, Maryland 21204
494-2188

I HEREBY CERTIFY that on this 21st day of January, 1980, a copy of the foregoing Order was mailed to Mr. and Mrs. Frank C. Schroeder, 2000 Wilton Wood Road, Stevenson, Maryland 21153, Petitioners.

John W. Hession, III

BALTIMORE COUNTY

ZONING PLANS

ADVISORY COMMITTEE



PETITION AND SITE PLAN

EVALUATION COMMENTS

Mr. & Mrs. Frank C. Schroeder
2000 Wilton Wood Road
Stevenson, Maryland 21153

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received and accepted for filing this 18th day of December, 1979.

William E. Hammond
Zoning Commissioner

Petitioner: Schroeder

Petitioner's Attorney: [Signature]
Reviewed by: Nicholas B. Commodari
Chairman, Zoning Plans
Advisory Committee

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Roads Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

January 25, 1980

Mr. & Mrs. Frank C. Schroeder
2000 Wilton Wood Road
Stevenson, Maryland 21153

RE: Item No. 88
Petitioner - Schroeder
Variance Petition

Dear Mr. & Mrs. Schroeder:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition and has made an on-site field inspection of the property. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted from the Committee to this office. The remaining members felt that no comment was warranted. This petition is accepted for filing on the date of the enclosed filing certificate. Notice of the hearing date and time, which will be held not less than 30 nor more than 90 days after the date on the filing certificate, will be forwarded to you in the near future.

Very truly yours,

Nicholas B. Commodari
Chairman
Zoning Plans Advisory Committee

NBC/sf
Enclosures

BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

December 18, 1979

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Re: Item #88 (1979-1980)
Property Owner: Frank C. & E. K. Schroeder
E/S Wilton Wood Rd. 1056' E. Stevenson Rd.
Existing Zoning: RC 5
Proposed Zoning: Variance to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard.
District: 3rd

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

Highways:

Wilton Wood Road, an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way, with a standard type roadway termination at the end thereof. Highway right-of-way widening, including any necessary reversible easements for slopes, will be required in connection with any future subdivision of this property.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream the stripping of top soil.

Storm Drains:

Provisions for accommodating storm water or drainage have not been indicated on the submitted plan.

Open stream drainage requires a drainage reservation or easement of sufficient width to cover the flood plain of a 100-year design storm. However, a minimum width of 50 feet is required.

Item #88 (1979-1980)
Property Owner: Frank C. & E. K. Schroeder
Page 2
December 18, 1979

Storm Drains: (Cont'd)

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Water and Sanitary Sewer:

Public water supply and sanitary sewerage were not available to serve this property, which is utilizing private onsite water supply and sewage disposal facilities. This property is within the Baltimore County Metropolitan District and beyond the Urban-Rural Demarcation Line, and in an area designated "Planned Service in 11 to 30 years" on Baltimore County Water and Sewerage Plans W-16A and S-16A, as amended, respectively.

Very truly yours,

Ellsworth N. Diver, P.E.
Chief, Bureau of Engineering

END:EAM:FWR:ss

S-W Key Sheet
46 & 47 NW 19 Pos. Sheets
NW 12 E Topo
59 Tax Map

cc: John Somers

BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #88, Zoning Advisory Committee Meeting, November 6, 1979, are as follows:

Property Owner: Frank C and E. K. Schroeder
Location: E/S Wilton Wood Road 1056' E. Stevenson Road
Existing Zoning: RC-5
Proposed Zoning: Variance to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
Planner III
Current Planning and Development

ORDER RECEIVED FOR FILING

DATE March 29, 1980

FILED March 29, 1980

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of the following finding of facts that strict compliance with the Baltimore County Zoning Regulations would result in practical difficulty and unreasonable hardship upon the petitioner(s), the Variance(s) should be had; and it further appears that the granting of the Variance requested will not adversely affect the health, safety, and general welfare of the community; and, therefore,

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this 20th day of March, 1980, that the herein Petition for the Variance(s) to permit an accessory structure (swimming pool) to be located in the front yard instead of the required rear yard should be and the same is GRANTED, from and after the date of this Order, subject to the approval of a site plan by the Department of Public Works and the Office of Planning and Zoning.

Jean M.H. Jung
Deputy Zoning Commissioner of Baltimore County

Pursuant to the advertisement, posting of property, and public hearing on the Petition and it appearing that by reason of failure to show practical difficulty and/or unreasonable hardship, the Variance(s) should not be granted.

IT IS ORDERED by the Zoning Commissioner of Baltimore County, this _____ day of _____, 19____, that the herein Petition for the Variance(s) to permit _____

Zoning Commissioner of Baltimore County



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

December 5, 1979

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #88, Zoning Advisory Committee Meeting, November 6, 1979, are as follows:

Property Owner: Frank C. and E. K. Schroeder
Location: E/S Wilton Wood Road 1056' E. Stevenson Road
Existing Zoning: RC-5
Proposed Zoning: Variance to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard
District: 3rd

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

December 12, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #88, Zoning Advisory Committee Meeting of November 6, 1979, are as follows:

Property Owner: Frank C. & E. K. Schroeder
Location: E/S Wilton Wood Rd. 1056' E Stevenson Rd.
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard.

Acres: _____
District: 3rd

The existing dwelling is presently served by a private water well and sewage disposal system; both of which appear to be functioning properly.

The proposed pool will not interfere with the location of either the well or sewage disposal system.

Very truly yours,

Ian J. Forrest
Ian J. Forrest, Director
BUREAU OF ENVIRONMENTAL SERVICES

LJE/fth



Baltimore County
Fire Department
TOWSON, MARYLAND 21204
(301) 825-7310

Paul H. Reincke
CHIEF

November 2, 1979

Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Attention: Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee

Re: Property Owner Frank C. & E. K. Schroeder

Location: E/S Wilton Wood Rd. 1056' E Stevenson Rd.

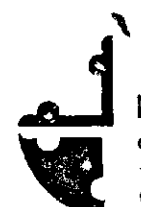
Item No. 88 Zoning Agenda: Meeting of 11/6/79

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below marked with an "x" are applicable and required to be corrected or incorporated into the final plans for the property.

- () 1. Fire hydrants for the referenced property are required and shall be located at intervals of _____ feet along an approved road in accordance with Baltimore County Standards as published by the Department of Public Works.
- () 2. A second means of vehicle access is required for the site.
- () 3. The vehicle dead end condition shown at _____ EXCEEDS the maximum allowed by the Fire Department.
- () 4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operations.
- () 5. The buildings and structures existing or proposed on the site shall comply with all applicable requirements of the National Fire Protection Association Standard No. 101 "Life Safety Code" 1976 Edition prior to occupancy.
- () 6. Site plans are approved as drawn.
- (x) 7. The Fire Prevention Bureau has no comments, at this time.

REVIEWER: George M. Neumann Noted and Approved: George M. Neumann
Planning Group Fire Prevention Bureau
Special Inspection Division



Baltimore County
Department of Permits and Licenses
TOWSON, MARYLAND 21204
(301) 494-3610

JOHN D. SEYFFERT
DIRECTOR

November 14, 1979

Mr. William E. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #88 Zoning Advisory Committee Meeting, November 6, 1979 are as follows:

Property Owner: Frank C. & E.K. Schroeder
Location: E/S Wilton Wood Road - 1056' E. Stevenson Road
Existing Zoning: R.C. 5
Proposed Zoning: Variance to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard.

Acres: _____
District: 3rd

The items checked below are applicable:

- X A. Structure shall conform to Baltimore County Building Code (B.O.C.B.) 1979 Edition and the 1971 Supplement, and other applicable codes.
- X B. A building permit shall be required before construction can begin.
- C. Additional _____ Permits shall be required.
- D. Building shall be upgraded to new use - requires alteration permit.
- E. Three sets of construction drawings will be required to file an application for a building permit.
- X F. Three sets of construction drawings with a registered Maryland Architect or Engineer's original seal be required to file an application for a building permit.
- G. Wood frame walls are not permitted within 3'0" of a property line. Contact Building Department if distance is between 3'0" and 6'0" of property line.
- H. Requested setback variance conflicts with the Baltimore County Building Code. See Section _____.
- I. No Comment.
- J. Comment: _____

NOTE: These comments reflect only on the information provided by the drawing submitted to the office of Planning and Zoning and are not to be construed as the full extent of any permit.

Very truly yours,
Charles E. Burnham
Charles E. Burnham, Chief
Plans Review

CIB:rrj

BOARD OF EDUCATION OF BALTIMORE COUNTY

TOWSON, MARYLAND 21204

Date: October 31, 1979

Mr. S. Eric DiNenna
Zoning Commissioner
Baltimore County Office Building
Towson, Maryland 21204

A.C. Meeting of: November 6, 1979

RE: Item No: 85, 86, 87, 88, 89, 90
Property Owner:
Location:
Present Zoning:
Proposed Zoning:

District:
No. Acres:

Dear Mr. DiNenna:

All of the above have no bearing on student population.

Very truly yours,

W. Nick Petrovich
W. Nick Petrovich,
Field Representative

MNP/bp

JOSEPH N. MCGOWAN, PRESIDENT
T. BAYARD WILLIAMS, JR., VICE-PRESIDENT
MARCUS M. BOTTSBARN

THOMAS H. BOYER
MRS. LORRAINE F. CHIRCUSE
ROGER S. HAYDEN
ROBERT V. DUBEL, SUPERINTENDENT

ALVIN LORECK
MRS. MILTON E. SMITH, JR.
RICHARD W. TRACEY, D.V.M.



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3353

WILLIAM E. HAMMOND
ZONING COMMISSIONER

March 20, 1980

Mr. & Mrs. Frank C. Schroeder
2000 Wilton Wood Road
Stevenson, Maryland 21153

RE: Petition for Variance
E/S of Wilton Wood Rd., 1056' E of
Stevenson Rd. - 3rd Election District
Frank C. Schroeder, et ux - Petitioners
No. 80-152-A (Item No. 88)

Dear Mr. & Mrs. Schroeder:

I have this date passed my Order in the above captioned matter in accordance with the attached.

Very truly yours,

Jean M.H. Jung
JEAN M.H. JUNG
Deputy Zoning Commissioner

JMHJ/mc

Attachments

cc: John W. Hessian, III, Esquire
People's Council

Mr. Paul Horicha
8113 Ventnor Road
Pasadena, Maryland 21122

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

Mr. W. E. Hammond
Zoning Commissioner
John D. Seyffert, Director
Office of Planning and Zoning
TO: _____ Date: January 18, 1980
FROM: _____
SUBJECT: Petition No. 80-152-A Item 88

Petition for Variance for an accessory structure
East side of Wilton Wood Road, 1056 feet East of Stevenson Road
Petitioner- Frank C. Schroeder, et ux

Third District

HEARING: Thursday, February 14, 1980 (9:30A.M.)

There are no comprehensive planning factors requiring comment on the petition.

John D. Seyffert
John D. Seyffert, Director
Office of Planning and Zoning

JDS:JGH:acb

Beginning at a point approximately 1056 ft. east of the intersection of Stevenson and Wilton Wood, at the east end of Wilton Wood. The property runs north and south, as recorded in the land records of Baltimore County, in plat book no. 10, folio #129, being known as lots A, B, and C of Wilton Wood. Also known as 2000 Wilton Wood Rd.

PETITION MAPPING PROGRESS SHEET										
FUNCTION	Wall Map		Original		Duplicate		Tracing		200 Sheet	
	date	by	date	by	date	by	date	by	date	by
Descriptions checked and outline plotted on map										
Petition number added to outline										
Denied										
Granted by ZC, BA, CC, CA										

Reviewed by: DM

Previous case: _____

Revised Plans:
Change in outline or description _____ Yes
_____ No

Map # _____

District: 3rd
 Date of Posting: JAN. 25 1980
 Posted for: PETITION FOR VARIANCE.
 Petitioner: FRANK C. SCHROEDER, ET UX
 Location of property: E/S WILTON WOOD RD. 100% E STEVENSON ROAD.
 Location of Signs: FRONT # 2000 WILTON WOOD RD.
 Remarks:
 Posted by: Thomas X. Balazsed Date of return: FEB. 1, 1980

1-SIGN

Office of
COLUMBIA
Publishing Corp.
10750 Little Patuxent Pkwy
Columbia, MD 21044

January 24 , 19 80

THIS IS TO CERTIFY, that the annexed advertisement of
PETITION FOR VARIENCE 3rd DISTRICT

was inserted in the following:

☒ Catonsville Times
☐ Arbutus Times

weekly newspapers published in Baltimore County, Maryland,
once a week for (1) ONE successive weeks before
the 25 day of January 19 80 that is to say,
the same was inserted in the issues of

January 24, 1980

COLUMBIA PUBLISHING CORP.

By Jane Neville

BALTIMORE COUNTY OFFICE OF PLANNING & ZONING

County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Your Petition has been received this 26 day of Oct, 199.*

Filing Fee \$ 75.00 Received: Check

Cash	100
Other	100

William E. Hammond, Zoning Commissioner

Petitioner F. L. C. + S. H. Sullivan Submitted by Edward D. H. Smith, Jr. 355139

Petitioner's Attorney

*This is not to be interpreted as acceptance of the Petition for assignment of a hearing date.

CERTIFICATE OF PUBLICATION

TOWSON, MD., January 24 _____, 1980

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper printed and published in Towson, Baltimore County, Md., ~~once a week~~ of ~~one time~~ ~~successive weeks~~ before the 11th day of February, 1980, the ~~first~~ publication appearing on the 24th day of January, 1980.

THE JEFFERSONIAN
Wm. Smith
Manager

Cost of Advertisement, \$_____

COLUMBIA
Publishing Corp.

The Columbia Flier Building 10750 Little Patuxent Parkway Columbia, Maryland 21044

To: Balto. Co. Zoning Office
Courts Bldg.
Towson, Md. 21204

Date: 1-24-80

Invoice no: 01029

Please return copy with your remittance

Phones: Columbia 730-3620, Wash. 596-5140, Balt. 895-0250

ISSUE DATES	DESCRIPTION/SIZE	DEBIT	CREDIT	BALANCE
1-24-80	LEGAL NOTICE PETITION FOR SPECIAL EXCEPT. LO 7958			
	Catonsville, Md.			
<input type="checkbox"/>	PETITION FOR VARIANCE FOR SHED ZONING: Petition for Variance for an accessory structure (shed) located at the intersection of the front yard instead of the required rear yard. LOCATION: East side of Milton Woods Road, 1056 West East of Stevenson Road. DATE: Time Thursday, February 14, 1980 at 9:30 A.M. PUBLIC HEARING: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. The Zoning Commissioner of Baltimore County, at authority of the Zoning Act and Regulations of	Baltimore County, will hold a public hearing reason: for Variance to permit an accessory structure (shed) located at the intersection of the front yard instead of the required rear yard instead of the required rear yard instead of the required rear yard. The Zoning Regulation to be accepted as follows: Section 400.1 - Accessory buildings in residence zones as all that parcel of land in the Third District of Baltimore County beginning at a point approximately 1056 ft. east of the intersection of Stevenson and Milton Woods, at the east end of Milton Woods. The property runs north	and south, as recorded in the land records of Baltimore County, 11 West East 101, 102, 103, being known as lots A, B, and C of Wilson Wood. Also known as 2000 Watson Wood Rd. Being the property of Frank C. Schneider, et al., as shown on plat of said tract and 20 mg. Occupancy permit. Hearing Date: Thursday, February 14, 1980 at 9:30 A.M. Public Hearing: Room 108, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland. BY ORDER OF WILLIAM E. HAMMOND ZONING COMMISSIONER OF BALTIMORE COUNTY	446.50 I THANK YOU
	5% CASH DISCO			

BALTIMORE COUNTY, MARYLAND OFFICE OF FINANCE - REVENUE DIVISION MISCELLANEOUS CASH RECEIPT		No. 86359	
DATE <u>January 11, 1980</u> ACCOUNT <u>01-662</u>		March 17, 1980 ACCOUNT <u>01-662</u>	
AMOUNT <u>\$25.00</u>		AMOUNT <u>\$39.21</u>	
RECEIVED <u>Edward D. Hammett, Inc.</u>		RECEIVED <u>Elizabeth K. Schroeder</u>	
FOR <u>Billing Fee for Case No. 80-152-1</u>		FOR <u>Advertising and Posting for Case No. 80-152-1</u>	
007548 <u>45</u>		082018 <u>17</u>	
VALIDATION OF SIGNATURE OF CASHIER <u>250044</u>		VALIDATION OF SIGNATURE OF CASHIER <u>3921</u>	

